

Minutes of Meeting
Dagsboro Planning & Zoning Commission
Bethel Center
September 1, 2022

I. Call Meeting to Order:

Commissioner Brad Connor called the meeting to order at 6:01 p.m.

Those in attendance were: Commissioner Brad Connor, Commissioner Cathy Flowers, Commissioner Earl Savage via telephone, Commissioner Cindy Gallimore, Commissioner Janice Kolbeck, Town Clerk Stacy West, and Engineering Consultant Kyle Gulbranson. Please see the sign in sheet for others in attendance.

II. Public Comment:

No public comment was made.

III. Approval of Minutes:
June 2, 2022

Commissioner Savage made a motion to approve the minutes. Commissioner Kolbeck seconded the motion. All were in favor.

IV. New Business:

1. Morse Holdings LLC – Rezoning of Properties Vines Creek Road

Tom Morse stated that he and his wife Tomie are present to seek approval of rezoning of parcels on Vines Creek Road and if approved, would be known as Villages of Vines Creek. Mr. Morse turned the presentation over to Mark Davidson, Vice President of Pennoni Associates, Inc., for further detail.

Mr. Davidson stated that the four parcels on Vines Creek Road are TMP # 2-33-11.00-149.00, 149.01, 150.00, and 151.00, and currently are zoned as Town Center. The intent of this project is to meet the needs of a mixed-use development while preserving the existing mixed uses of the Town. Along with new construction that would be compatible with existing structures, we wish to stabilize and improve property values. This project would expand the downtown area with the continuation of small businesses and professions. The hope is that people would want to reside, visit, shop, and work within the town.

The parcels for the zoning change are TMP # 2-33-11.00-149.00 and 151.00, changing from Town Center to Medium Residential. This would consist of ten buildings which would be duplexes, two units per building, for a total of twenty year round rentals, and would be managed by Morse Holdings LLC.

The front two parcels, TMP # 2-33-149.01 and 2-33-11.00-150.00, would remain Town Center and there would be five buildings used for commercial professional offices. Mr. Davidson mentioned that DelDOT was requiring that they grant additional road right of way for a total of 80 ft. This would allow for the installation of the multimodal path as well as any road improvements that DelDOT might require. He stated that DelDOT may require a turn lane to be constructed, which would improve traffic flow. The parking would be located behind the buildings which meets Town Code. They plan to put a ten foot sidewalk path for residents to access from Vines Creek Road.

Mr. Davidson stated that the project would be done in phases. The plan is to preserve the existing woodlands based off the completion of the wetland delineation. Storm water management would be a dry pond.

Commissioner Flowers asked where the entrance was planned. Mr. Davidson stated that the entrance would be across from Ward Lane.

Commissioner Kolbeck voiced her concern about the traffic congestion currently between the two lights on Vines Creek Road. She stated that in reference to the sidewalk path, that currently the sidewalk does not exist past Jayne's Reliable.

Engineering Consultant Gulbranson stated that if the Planning & Zoning Commission is favorable they would make a recommendation to Town Council of the Zoning change. Once the recommendation is presented to Town Council and they approve the change. a Public Hearing would be scheduled.

Commissioner Kolbeck made a motion to approve the zoning change along with the modification of the Comprehensive Plan. Commissioner Flowers seconded the motion. All were in favor.

V. Old Business:

There was no old business.

VI. Public Comment:

There was no public comment.

VII. Adjournment:

Commissioner Savage made a motion to adjourn. Commissioner Kolbeck seconded the motion. All were in favor.

Meeting was adjourned at 6:31 p.m.

Respectfully Submitted,
Stacy West, Town Clerk